



Orchid Drive, Farndon



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Guide Price £280,000 to £300,000



Key Features

- Detached Family Home
- Four Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Three Reception Rooms
- Kitchen & Utility Room
- Garage & Driveway
- Council Tax Band: D
- EPC Rating: C
- Tenure: Freehold





MARKETED WITH NO CHAIN. Offering great potential, this detached home enjoys a SOUTH WESTERLY facing rear garden and is beautifully positioned at the end of a quiet cul-de-sac in the sought after village of Farndon, which boasts great local amenities, riverside walks and superb access to Newark, A46 and A1.

Requiring a degree of modernisation, the property's accommodation comprises to the ground floor: entrance hallway, spacious lounge which opens through to a dining room, conservatory, kitchen with four ring gas hob and electric oven, utility room and WC. To the first floor, there is a generous landing, family bathroom suite and four well-proportioned bedrooms, with the master bedroom having an ensuite shower room.

Outside, the property is approached with a driveway providing off street parking as well as giving access to a single garage. The rear garden has a paved seating area as well as a range of mature shrubs/trees giving a lovely degree of privacy. Other features of this home include UPVC double glazing and gas central heating.

ACCOMMODATION - Rooms & Measurements

Porch 2'0" x 6'1" (0.6m x 1.9m)

maximum measurements

Entrance Hall 4'8" x 14'7" (1.4m x 4.4m)

maximum measurements

Lounge 12'1" x 13'8" (3.7m x 4.2m)

maximum measurements

Dining Room 8'9" x 11'3" (2.7m x 3.4m)

Conservatory 8'4" x 9'4" (2.5m x 2.8m)

maximum measurements

Kitchen 8'0" x 14'3" (2.4m x 4.3m)

maximum measurements

Utility Room 6'9" x 8'2" (2.1m x 2.5m)

Ground Floor WC 2'6" x 6'9" (0.8m x 2.1m)

First Floor Landing

Master Bedroom 8'9" x 13'11" (2.7m x 4.2m)

Ensuite 4'10" x 6'1" (1.5m x 1.9m)

Bedroom Two 9'0" x 20'8" (2.7m x 6.3m)

maximum measurements

Bedroom Three 9'6" x 11'6" (2.9m x 3.5m)

Bedroom Four 6'3" x 10'11" (1.9m x 3.3m)

Bathroom 7'6" x 8'2" (2.3m x 2.5m)

maximum measurements

Garage 8'11" x 15'10" (2.7m x 4.8m)

maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

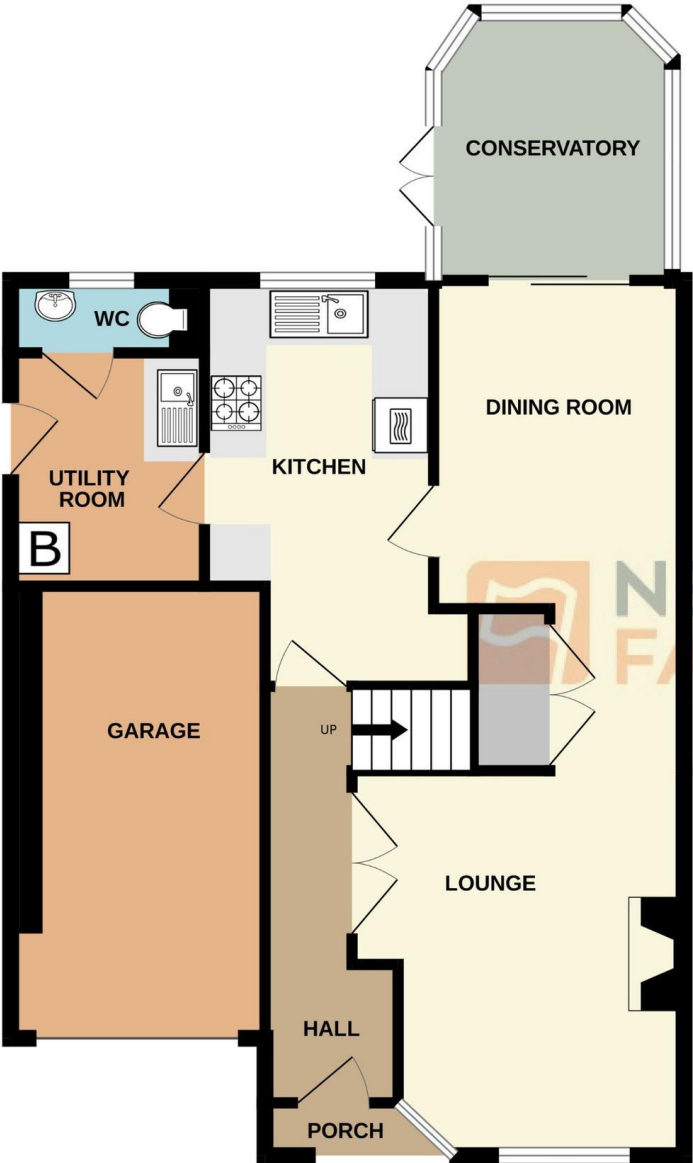
Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

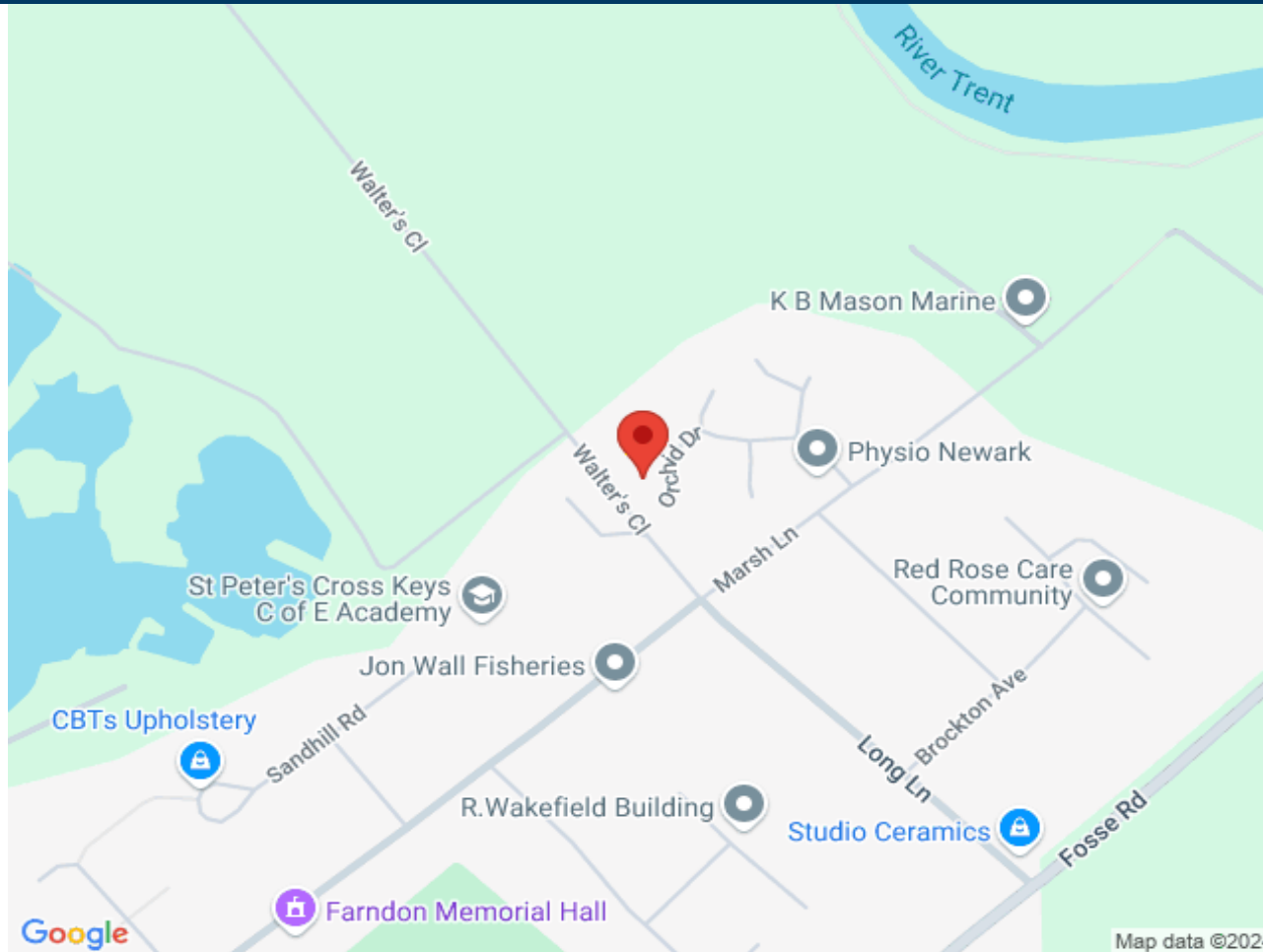
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.

GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

